

REAL ESTATE EXCISE TAX AFFIDAVIT

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

| | | | |
|------------------------|---|-----------------------|---|
| 1 SELLER GRANTOR | Name <u>ESTATE OF SANDRA LEE [STORIE] PAINE</u> | 2 BUYER GRANTEE | Name <u>ROBERT G. PAINE, A SINGLE MAN</u> |
| | SPOKANE PROBATE NO. <u>16-4-009005-2</u> | | |
| | Mailing Address <u>5909 W. RIDGECREST DR.</u> | | Mailing Address <u>5909 W. RIDGECREST DR.</u> |
| | City/State/Zip <u>SPOKANE, WA 99208</u> | | City/State/Zip <u>SPOKANE, WA 99208</u> |
| | Phone No. (including area code) _____ | | Phone No. (including area code) _____ |

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name _____
Mailing Address _____
City/State/Zip _____
Phone No. (including area code) _____

List all real and personal property tax parcel account numbers – check box if personal property

| | | |
|------------------------|--------------------------|--------|
| 2-010-45-031-0000-0000 | <input type="checkbox"/> | 178600 |
| 2-010-45-030-7700-0000 | <input type="checkbox"/> | 18550 |
| _____ | <input type="checkbox"/> | _____ |
| _____ | <input type="checkbox"/> | _____ |

4 Street address of property: FARMLAND

This property is located in Asotin County

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
SEE ATTACHED LEGAL DESCRIPTION
2/3 interest in land.

5 Select Land Use Code(s):
83 - Agriculture classified under current use chapter 84.34 RCW

enter any additional codes: _____
(See back of last page for instructions)

| | | |
|--|--------------------------|-------------------------------------|
| | YES | NO |
| Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

6

| | | |
|---|-------------------------------------|-------------------------------------|
| | YES | NO |
| Is this property designated as forest land per chapter 84.33 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Is this property receiving special valuation as historical property per chapter 84.26 RCW? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.
Soe Bell 9/28/16
DEPUTY ASSESSOR DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE
[Signature]
PRINT NAME
ROBERT G. PAINE

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) 458-61A-202[1]
Reason for exemption TRANSFER TO ESTATE BENEFICIARY

Type of Document SPECIAL WARRANTY DEED
Date of Document 9-19-2016

| | |
|--------------------------------|-------|
| Gross Selling Price \$ | _____ |
| *Personal Property (deduct) \$ | _____ |
| Exemption Claimed (deduct) \$ | _____ |
| Taxable Selling Price \$ | 0.00 |
| Excise Tax : State \$ | 0.00 |
| <u>0.0025</u> Local \$ | 0.00 |
| *Delinquent Interest: State \$ | _____ |
| Local \$ | _____ |
| *Delinquent Penalty \$ | _____ |
| Subtotal \$ | 0.00 |
| *State Technology Fee \$ | 5.00 |
| *Affidavit Processing Fee \$ | _____ |
| Total Due \$ | 10.00 |

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

| | |
|---|---|
| Signature of Grantor or Grantor's Agent <u>R. Algeo</u> | Signature of Grantee or Grantee's Agent <u>R. Algeo</u> |
| Name (print) <u>RICHARD P. ALGEO, ATTORNEY</u> | Name (print) <u>RICHARD P. ALGEO, ATTORNEY</u> |
| Date & city of signing: <u>SPOKANE, WA 9/22/16</u> | Date & city of signing: <u>SPOKANE, WA 9/22/16</u> |

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

Subject Property Address: NNA Section 30 & 31/T10N/R45EWM, Asotin, WA 99402
Legal Description:

All of Section 31 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, EXCEPTING THEREFROM all that part of said Section 31, more particularly described as follows: Commencing at the Southwest corner of said Section 31; thence East along the South line of said Section 31 and the centerline of Parson Road a distance of 485.97 feet to the True Place of Beginning; thence continue East along said South line and centerline a distance of 2316.26 feet to the intersection of Bowman Road; thence North $0^{\circ}33'01''$ West along centerline of Bowman Road a distance of 1015.65 feet to a point of curve; thence along said centerline around a curve to the left with a radius of 262.00 feet for a distance of 93.56 feet (chord bears North $10^{\circ}46'49''$ West, 93.06 feet); thence North $21^{\circ}00'36''$ West along said centerline 47.96 feet to a point of curve; thence along said centerline around a curve to the right with a radius of 128.00 feet for a distance of 122.34 feet (chord bears North $6^{\circ}22'20''$ East, 117.74 feet); thence North $50^{\circ}55'16''$ West, 29.12 feet; thence North $6^{\circ}07'54''$ East, 98.96 feet; thence South $81^{\circ}05'06''$ West, 363.05 feet; thence South $74^{\circ}59'33''$ West, 359.00 feet; thence South $63^{\circ}37'50''$ West, 289.23 feet; thence South $35^{\circ}30'11''$ West, 249.62 feet; thence South $50^{\circ}24'17''$ West, 284.50 feet; thence South $71^{\circ}33'23''$ West, 165.26 feet; thence South $57^{\circ}25'41''$ West, 426.07 feet; thence South $60^{\circ}45'10''$ West, 253.88 feet; thence South $33^{\circ}04'53''$ West, 356.19 feet; thence South $33^{\circ}04'53''$ West, 22.82 feet to the True Place of Beginning.

AND

That part of the Southeast Quarter of Section 30 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, described as follows: Beginning at the Southeast corner of said Section 30; thence North a distance of 2640 feet along the East line of said Section 30 to the quarter corner; thence West a distance of 185 feet; thence

South $29^{\circ}00'$ West a distance of 3020 feet to a point on the South line of Section 30; thence East a distance of 1650 feet along the Section line to the Place of Beginning.

AND

That part of the Southwest Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 30 of Township 10 North, Range 45 East of the Willamette Meridian, Asotin County, Washington, described as follows: Beginning at the South quarter corner of said Section 30, Township 10 (note, record legal description incorrectly states Township 19) North, Range 45; thence North $88^{\circ}00'$ West a distance of 1300 feet along the South line of said Section 30; thence North $2^{\circ}00'$ West a distance of 120 feet; thence North $23^{\circ}15'$ East a distance of 455 feet; thence North $40^{\circ}50'$ East a distance of 560 feet; thence North $48^{\circ}15'$ East a distance of 220 feet; thence South $71^{\circ}35'$ East a distance of 685 feet; thence South $1^{\circ}40'$ East a distance of 215 feet; thence South $50^{\circ}00'$ East a distance of 1130 feet to a point on the South line of said Section 30; thence West a distance of 930 feet along the Section line to the Place of Beginning.

Special Warranty Deed, pg. 4

49684

FILED

JUN 22 2016

Timothy W. Fitzgerald
SPOKANE COUNTY CLERK



SUPERIOR COURT OF WASHINGTON, COUNTY OF SPOKANE

ESTATE OF:

SANDRA LEE (STOREY) PAINE,
Deceased.

CASE NO. **16-4-00905-2**

LETTERS TESTAMENTARY
(LTRTS)

I. BASIS

- 1.1 The last will of the decedent(s), late of **SPOKANE COUNTY, WASHINGTON** was exhibited, proven and recorded in this court on: **June 22, 2016**
- 1.2 In that will: **THOMAS R. PAINE** is named personal representative.
- 1.3 The personal representative has qualified.

II. AUTHORIZATION

THIS CERTIFIES: **THOMAS R. PAINE** is authorized by this court to execute the will of the above decedent according to law.

TIMOTHY W. FITZGERALD, SPOKANE COUNTY CLERK

Dated: June 22, 2016

By Leslie Taylor,
Deputy Clerk

III. CERTIFICATE OF COPY

State of Washington)
County of Spokane)

As clerk of the superior court of this county, I certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on: **June 22, 2016**

I further certify that these letters are now in full force and effect.

TIMOTHY W. FITZGERALD, SPOKANE COUNTY CLERK

Dated: June 22, 2016

By 
Deputy Clerk

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